



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

April 21, 2016

REQUEST: Major Subdivision Final Plans/ 120-140 Oldham Street – Oldham Crossing

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER: H&H Rock Companies

OWNER: H&H Rock Companies

SITE/GENERAL AREA

Site Conditions: This site is bounded by Gough Street on the south, Oldham Street on the east, East Lombard Street on the north, and the railroad tracks on the west. The site was previously used for industrial businesses, and has been mostly cleared for redevelopment, with the exception of a one-story vacant building on the southern edge, and an existing radio tower and support building on the western edge of the site. The southwestern corner of this site is currently improved as a small public tot lot, owned by the City.

General Area: This site is located in the Greektown neighborhood, where Oldham Street terminates at East Lombard Street, without connection. The MTA Eastern Bus Division is located immediately to the southeast on the east side of Oldham Street, and is bordered by I-895 to the east. The Johns Hopkins Bayview Campus is located on the east side of I-895. The residential portion of the Greektown neighborhood lies to the south, including the Greektown Planned Unit Development (PUD) four blocks to the south. The Canton Industrial Area lies to the west. The industrial portion of the Kresson neighborhood lies across East Lombard Street to the north.

HISTORY

There are no previous legislative or Planning Commission actions regarding this site.

ANALYSIS

Project: This proposal is to subdivide the existing three large lots in the block into 181 lots, for the development of 173 townhome lots (the balance are for additional right-of-way and HOA lots). Each of the homes will be provided one internal garage space, and a rear parking pad.

In its consideration of the proposal, staff reviewed the following factors:

Site Plan Review Committee (SPRC): This project was reviewed and approved by the SPRC on Sept 29, 2015, and complies with the City's development requirements.

Subdivision Regulations: This project complies with the requirements of the Rules and Regulations for Land Subdivision in the City of Baltimore. Each of the proposed lots has adequate frontage and access to utilities. The proposed design extends South Macon Street and South Newkirk Street as private streets, and Marlene Mews provides frontage for Lots 131-166.

Landscaping: This project will comply with Forest Conservation program requirements, at the afforestation rate, which yields a requirement of 148 trees to be planted. The proposed plan meets the required planting through a combination of shade trees and minor trees (which count at half the rate). The planting plan provides formal street tree corridors along all of the streets and mews throughout the development, and along the stormwater management area and edge screening along the western edge of the site.

Elevations: The proposed homes will be sixteen feet in width, and three stories in height. They'll have full brick fronts and sides, with siding on the rear elevations. The front elevations will have some variation, offering options of second story projecting bay windows, and peaked roofs. End-of-row units will have side entries that will have porches. A rear second-floor deck option will be offered. This project was reviewed at the Master Plan level by UDARP.

Zoning Regulations: This project was the subject of Board of Municipal and Zoning Appeals (BMZA) Appeal 2015-475, which was heard by the BMZA on February 23, 2016. In its order, the BMZA approved the required variances, subject to the requirement that the proposed redevelopment of the property is completed in accordance with the subdivision plan and development that is approved by the Planning Commission. The variances requested included: for lot coverage (24 of the lots), lot setbacks (15 of the lots), a fence height of eight feet in lieu of the maximum six feet (to screen the western edge from the adjacent railroad tracks and radio tower), and a variance from the maximum size of the neighborhood identification sign.

Community Notification: The following community organizations have been notified of this action: The Greater Greektown Neighborhood Alliance and the Greektown Business Alliance, Inc.



Thomas J. Stosur
Director